

## ZONING AND BUILDING AGENDA

OCTOBER 4, 2006

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATION

267478 W. SZCZODRUCH & G. KARASINSKA, Owners, Application: Variation to reduce rear yard setback from 40 feet to 11 feet 7 inches for an attached garage addition in the R-5 Single Family Resident District. The subject property consists of approximately 0.19 of an acre, located on the southwest corner of north Lee Street and Anita Avenue in Wheeling Township. **RECOMMENDATION: That the application be granted an one year extension of time.**

Conditions: None

Objectors: None

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281765 A RESOLUTION ESTABLISHING A COOK COUNTY ZONING AND BUILDING LOCAL GOVERNMENT ADVISORY COMMITTEE (PROPOSED RESOLUTION). Submitting a Proposed Resolution sponsored by Peter N. Silvestri, County Commissioner. Co-Sponsors by President Bobbie L. Steele, Jerry Butler, Earlean Collins, John P. Daley, Elizabeth Ann Doody Gorman, Gregg Goslin, Carl R. Hansen, Roberto Maldonado, Joan Patricia Murphy, Anthony J. Peraica, Mike Quigley, and Larry Suffredin, County Commissioners.

#### PROPOSED RESOLUTION

#### **ESTABLISHING A COOK COUNTY ZONING AND BUILDING LOCAL GOVERNMENT ADVISORY COMMITTEE**

**WHEREAS**, Cook County is comprised of thirty suburban townships, many including large and diverse unincorporated areas of a variety of residential, commercial and industrial buildings and uses of buildings; and

**WHEREAS**, the local municipal and township governments in Cook County are vitally interested in building and zoning code enforcement in these unincorporated areas; and

**WHEREAS**, the expertise of these governments, their officials and employees, can be of assistance in identifying areas of concern, problems related to the building and zoning ordinances, and issues of code enforcement; and

**WHEREAS**, the input and contribution of local municipal and township officials can prove invaluable in the enforcement of county building and zoning codes.

**NOW, THEREFORE, BE IT RESOLVED**, that the President and Cook County Board of Commissioners hereby establish a Cook County Local Government Advisory Committee on Zoning and Building Codes and Enforcement, to consist of the following:

1. The Chairman of the Committee on Zoning and Building, who shall serve as Chairman.
2. The Vice Chairman of the Committee on Zoning and Building, who shall serve as Vice Chairman.
3. Six local township or municipal officials, one to be selected from zones of five townships each, and shall be appointed by the President with the advice and consent of the Board of Commissioners.
4. The Chief of the Bureau of Administration, or their designee.

The Commissioner of Building and Zoning, and a representative of the Office of the State's Attorney's office shall serve as ex-officio members of the Advisory Committee; and

**BE IT FURTHER RESOLVED**, that the Advisory Committee shall have no legislative or management authority, but is established to serve as an advisory committee to assist the County in its efforts to enforce the Cook County Building and Zoning Ordinances.

**Deferred at the meeting of the Zoning and Building Committee 09/25/06**

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS**

282068      DOCKET #8140 – D. SWIDER, Owner Application: Variation to reduce left interior side yard setback from 10 feet to 5 feet; reduce right interior side yard setback from 10 feet to 7 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of West 72nd Place, approximately 52.29 feet east of Nottingham Avenue in Stickney Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

282069      DOCKET #8152 – H. SCHWIND, Owner Application: Variation to reduce lot area from 40,000 square feet to 26,600 square feet (existing) and reduce front yard setback from 40 feet to 34 feet (existing) for an attached garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.61 of an acre, located on the west side of Seward Street, approximately 97 feet south of North Shore Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     Letter of opposition received from the Village of Roselle.

282070      DOCKET #8154 – A. STACHON, Owner Application: Variation to reduce left side yard setback from 15 feet to 5.5 feet (existing) for a proposed addition in the R-3 single Family Residence District. The subject property consists of approximately 1.55 acres, located on the south side of Archer Avenue, approximately 400 feet east of State Street in Lemont Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

282071      DOCKET #8155 – CRC CONSTRUCTION, Owner Application: Variation to reduce left side yard setback from 15 feet to 10 feet (existing foundation) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the southwest side corner of Lunt Avenue and Roselle Road in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

Cook County Department of Public Health Approval #16095

282072      DOCKET #8156 – T & C. EMERSON, Owners Application: Variation to reduce left side yard setback from 10 feet to 5 feet (existing) for a proposed addition; reduce right interior side yard setback from 10 feet to 4 feet for an existing detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the west side of Scott Street, approximately 415 feet north of Armitage Avenue in Leyden Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATION**

- 282073      DOCKET #8157 – J. MALDONADO, Owner Application: Variation to reduce left side yard setback from 10 feet to 7 feet for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the east side of Scott Street, approximately 235 feet south of Fullerton Avenue in Leyden Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 282074      DOCKET #8158 – M. JASKOT, Owner Application: Variation to reduce both side yard setbacks from 10 feet to 3 feet; reduce front yard setback from 30 feet to 22 feet; reduce yard setback from 5 feet to 3 feet; increase floor area ratio from .40 to .48 for a single family residence and a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Luna Avenue, approximately 147 feet south of 50th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 282075      DOCKET #8159 – M. JASKOT, Owner Application: Variation to reduce both side yard setbacks from 10 feet to 3 feet; reduce front yard setback from 30 feet to 22 feet; reduce rear yard setback from 5 feet to 3 feet; increase floor area ratio from .40 to .48 for a single family residence and a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Luna Avenue, approximately 172 feet south of 50th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None

\* The next regularly scheduled meeting is presently set for Tuesday, October 17, 2006.